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Department of Planning & Zoning**

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STAFF REPORT 2005-2006 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Mason

APR ITEM(S): 05-I-17A

NOMINATOR(S): Daniel McKinnon, Jr., Chairman Annandale Central Business District,
Planning Committee

ACREAGE: 59.71

TAX MAP I.D. NUMBERS: 60-3((1))21,21A,21B,21C; 60-3((51))All;71-1((1))80,92,92A,92B,92C,93-96, 96A, 96B, 100, 101,101A,102,102A,102B,102C,102D,102E,102F,103,105,109-113,113A,114, 115A,115B,115C,116A,116B,116F;71-1((4))A,C,E,F1,G1,H1,O,P,R,S,T,U,W,X,1,1A,13,13A, 13B,18,18A,18B,21,22,25,32,34,36,38,40,52-57,60,91A,91B,109A1,109B1,118,145-147;71-1((5))1;71-1((13))All;71-1((20))1A,1B,2,3;71-1((23))A,B,C,D,E,F,G;71-1((31))All

GENERAL LOCATION: Annandale CBC, Sub-units A-2, C-2 & Land Units D & E

PLANNING AREA(S): I

District(s): Annandale

Sector: COLUMBIA (A2), MASONVILLE (A1), INDIAN RUN (A-3)

Special Area(s): Annandale CBC

ADOPTED PLAN MAP: OFFICE, RETAIL & OTHER, PUBLIC FACILITIES,
ALTERNATIVE USES

ADOPTED PLAN TEXT: Mixed use options of varying intensity up to 1.0 FAR and higher.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: For Sub-Units A-2, C-2, E-1, E-2, E-4 and E-5 increase intensity up to 2.0 FAR and increase maximum building height to 120 feet. For Sub-units D, E-3, E-6 increase intensity up to 1.0 FAR and increase maximum building height up to 60 feet.

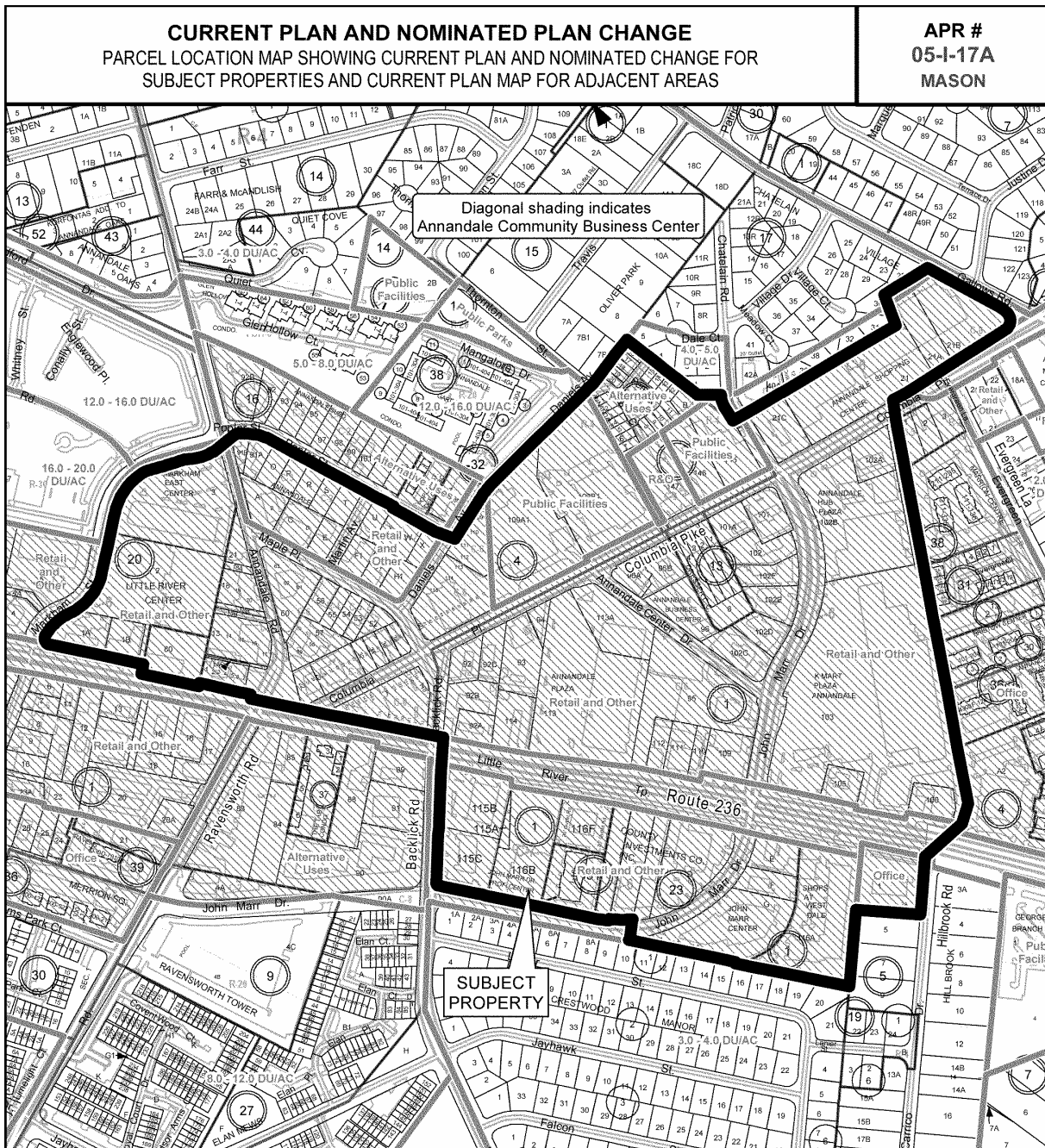
SUMMARY OF STAFF RECOMMENDATION:

_____ **Approve Nomination as Submitted**

_____ **X** **Approve Staff Alternative***

_____ **Retain Adopted Plan**

*Evaluate this proposed redevelopment at increased intensity and other issues comprehensively in an Annandale CBC Special Study.



Subject Property Current Plan : Office, retail, public facilities, alternative uses. Sub -Units A-2, C-2, and Land Units D and E have mixed use options of varying intensity up to 1.0 FAR and higher. Maximum heights range from 40 -75 feet.

Nominated Plan Change: Sub-Units A-2, C-2, E-1, E-2, E-4 and E-5 increase intensity up to 2.0 FAR, increase maximum height to 120 feet. Sub-Units D, E-3 and E-6 increase intensity up to 1.0 FAR and increase maximum building height up to 60 feet.

Staff Recommendation : Defer decision and evaluate as part of a Special Study.

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO DECEMBER 2005



print @ 6500

CONTEXT

General Location:

This nomination addresses approximately 60 acres in Sub-units A-2, C-2 and Land Units D and E, of the Annandale CBC, which are generally located near the intersections with Little River Turnpike of Annandale Road, Columbia Pike and Johns Marr Drive.

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is primarily developed with commercial uses that include retail, restaurants and office uses and the area is planned for retail and office uses. Sub Units A-2, C-2, and Land Units C and E have mixed use options of varying intensity up to 1.0 FAR and higher. Planned maximum building heights range from 40-75 feet. The area primarily has commercial zoning which includes C-2, C-3, C-5- C-6, and C-8, the townhouses on Penny's Town Court are zoned PDH -12 and a few other parcels are zoned R-4.

Adjacent Area:

North: The area to the north is primarily planned and developed for residential use with density of 3-4 du/ac and 4-5 du/ac north of Sub-Units D and E-3, and 12-16 du/ac and 16-20 du/ac across from Markham Street. These residential areas are zoned R-4, R-20, and R-30. The area to the north, across from Poplar Street is developed with office uses, is planned for alternative uses with options for office up to .50 FAR, or residential 12-16 du/ac and 16-20 du/ac.

South: The area to the south, across from Little River Turnpike, is planned and developed for retail. The planned intensity if for retail up to .35 FAR or retail/office mixed use up to .50 FAR. Other options include residential at 20-30 du/ac with support retail and retail/office mixed use up to .70 FAR. The area is zoned C-6 and C-8. The area to the south, across from John Marr Drive is planned and developed for residential use at 3-4 du/ac and is zoned R-4.

West: The area to the west, across from Markham Street is developed and planned for retail use up to .35 FAR and is zoned C-6.

East: The area to the east is developed and planned for office up to .50 FAR and for parcels fronting on Columbia Pike the area is developed and planned for retail up to .35 FAR. This area is zoned C-3 and C-5.

PLANNING HISTORY

The Annandale Community Business Center was the subject of a Special Study, resulting in a Plan amendment on February 22, 1999 (S97-CW-5CP).

In the 2002 Area Plans Review Cycle, a change to the Comprehensive Plan was adopted on October 28, 2002 to add text about Plan flexibility for potential higher intensity development in the Annandale CBC (APR 02-I-1A).

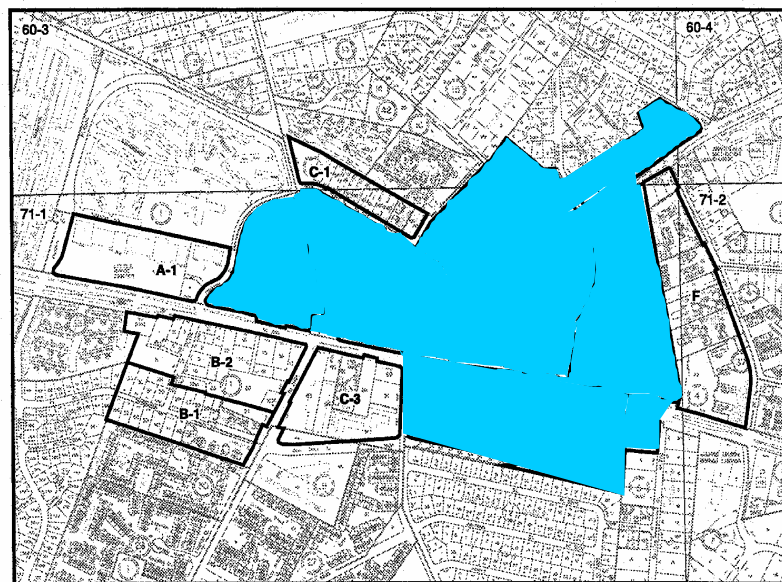
ADOPTED COMPREHENSIVE PLAN TEXT

The land use concept for the Annandale CBC recommends the development of a core or town center area at the center of the CBC while maintaining transitional areas on the edges. The area is planned for retail, office and residential uses with mixed use options at typical maximum intensities of .50 to .70 FAR. Areas such as the Town Center are planned for intensity up to 1.0 FAR and higher with conditions that include provision of a special feature such as a cinema or hotel. See Attachment I for full Plan text of Sub Units A-2, C-2 and Land Units D and E.

The adopted Comprehensive Plan Map shows this area is planned for retail and other, office, public facilities and alternative uses.

NOMINATED PLAN AMENDMENT

For Sub-Units A-2, C-2, E-1, E-2, E-4 and E-5 the nomination proposes to increase intensity up to 2.0 FAR and increase maximum building height to 120 feet. For Sub-units D, E-3, E-6 the nomination proposes to increase intensity up to 1.0 FAR and increase maximum building height up to 60 feet. The following figure shows the Annandale CBC Sub-Units addressed by the APR nomination.



ANALYSIS

The nomination proposes significant increases in the planned intensity and maximum building heights which represent a doubling of the current Plan's maximum development potential. The increases resulting from the nomination raise questions about the appropriateness of this intensity in the Annandale CBC and land use compatibility. Impacts to public facilities were also evaluated, including transportation, schools, and parks.

Land Use Concept for Annandale Community Business Center (CBC): The Land Use Concept for the Annandale CBC is for the development of a Town Center area while maintaining transitional areas on the edge of the CBC. The town center area is approximately 20 percent of the total CBC land area. Typically, the maximum recommended levels of intensity are .50 FAR to .70 FAR for non-residential mixed use, 1.0 FAR for mixed use with a residential component, and 1.0 FAR or higher with the provision of a special feature such as a cinema, hotel or park.

The changes proposed by the nomination, substantially increase the amount of non-residential mixed use from what is currently in the Plan. In the Town Center, the Plan currently permits non-residential mixed use up to .70 FAR and the proposed change permits up to 2.0 FAR. Outside of the Town Center Area, the Plan generally permits non-residential mixed use up to .50 FAR, which is proposed to increase to 2.0 FAR in some areas and proposed to increase to 1.0 FAR in other edges of the CBC.

Nomination 05-I-17A's proposed increases in intensity and building height represent a significant departure from the current land use concept for the Annandale CBC and should be looked at in the broader context of the CBC to determine if doubling development potential is appropriate in the Annandale CBC and if this compliments or undermines the other recommendations for the Town Center. Also, the proposed changes are not appropriate without evaluation of the cumulative impacts resulting from three nominations in this area (APR 05-I-7A, 05-I-10A and 05-I-17A), that include substantial increases in planned intensity for most of the Annandale CBC.

Land Use Compatibility: One planning objective of the Annandale CBC Plan is to provide an overall transition from the Town Center to the edges of the CBC. The current Plan maximum building heights are generally 75 feet in the Town Center area and up to 40 feet elsewhere in the Annandale CBC. The nomination proposes substantial increases in maximum building height up to 120 feet in a significantly expanded Town Center area and increases up to 60 feet along some of the edges of the Annandale CBC. The proposed development height increases may not provide a compatible transition, in terms of building mass and scale to adjacent residential uses that are outside of the CBC.

Transportation: The transportation network in and around the Annandale CBC is currently heavily traveled. Congestion occurs under existing conditions, particularly at some of the

intersections with Little River Turnpike. The 2030 traffic forecast, which assumes future development consistent with the current Plan, indicated increased congestion in the Annandale area's arterial roadways, such as Little River Turnpike, Columbia Pike, Ravensworth Road and Annandale Road. This forecast does not assume significant increases in intensity, as proposed by nomination APR 05-I-17A, which represents an increase of over four times the existing development and a doubling of the current Plan's maximum development potential. Substantial increases in planned density may severely impact the area's road network. The cumulative impacts of this and other nominations in the Annandale CBC should be evaluated further to determine if the road system can accommodate the proposed substantial increase in planned development and what measures, if any, might be taken to mitigate the transportation impacts.

Schools: The nomination proposes a substantial increase in residential development potential, primarily multifamily units, in the Annandale CBC. The area high schools and middle schools currently operate under capacity and are forecast to continue to operate under capacity. However the cumulative impact of this and other nominations may significantly diminish any excess capacity with the biggest impact at the elementary school level where schools already operate over capacity. The following table indicates which schools would be affected by increased residential development in the nomination area. Staff has not evaluated the cumulative impacts of APR nominations in this area.

	School Pyramid	Capacity 9/30/05	2006-2007		2010-2011	
			Membership	Membership/Capacity Difference	Membership	Membership/Capacity Difference*
Elementary School	Annandale	523	687	-8	734	-10
	Woodburn	273	393	-120	403	-130
	Columbia	348	358	-10	370	-22
Middle School	Jackson	900/1215	891	324	835	380
	Poe	1,150	1,090	60	966	184
	Holmes	950	755	195	696	254
High School	Annandale	2,350	2,263	87	2,134	216
	Falls Church	2000	1337	663	1184	816

*Note: Surplus or deficiency in capacity projected for 2010-2011 does not include students resulting from proposed APR nominations.

Parks: The proposed nomination would result in a substantial increase in population that would increase the public need for park and park facilities in the Annandale District, which has a deficiency in recreational facilities. There are currently few public park facilities in the nomination area and very few local serving parks on the periphery. Further, the urban nature of

the proposed development generates the need for urban-scaled, publicly accessible parks or spaces. Opportunities to mitigate the impacts to parks include adding improvements to existing parks in the Annandale District, provision of usable parkland dedication or provision of on-site recreational amenities. In addition to on-site recreational amenities, public urban parks may be integrated into the CBC, which may include plazas, gathering spaces, and pedestrian amenities.

Conclusion: The four APR nominations submitted in the Annandale CBC encompass most of the Annandale CBC and three of the four APR nominations (APR 05-I-7A, 05-I-10A and 05-I-17A) propose significant increases in planned intensity. The staff nomination, 05-I-11A, facilitates more residential development but does not increase the total planned development potential within the CBC.

This nomination, 05-I-17A, proposes increases that represent almost 9,000,000 square feet of planned development in the Annandale CBC. This is over 4.5 times the existing development (2,100,000 square feet) and a doubling of current Plan potential (4,300,000 square feet). To appropriately address the complexity and substantial increased intensity proposed in APR 05-I-17A, additional study is needed especially with regard to coordinated transportation and impacts to public facilities, as well as the need to address issues associated with changing the overall development concept and creating a more urban and dense area.

In terms of the APR process as indicated in the APR Citizens Guide, in a complex area such as this, it may be recommended that an area be considered for a Special Study. A special study of the Annandale Area would evaluate all of the APR nominations for this area in the context of the entire Community Business Center.

RECOMMENDATION

The staff recommendation is to defer decision on this APR nomination, and all other APR nominations that propose substantial increases in intensity in the Annandale CBC, until a Special Study of the area is conducted which can evaluate the cumulative impacts of these proposed changes.

ATTACHMENT I**COMPREHENSIVE PLAN TEXT FOR SUB UNITS A-2, C-2 AND LAND UNITS D AND E.**

Fairfax County Comprehensive Plan, Area I Volume, 2003 Edition, Annandale Planning District, Annandale Community Business Center, as amended through 12-6-04, Land Unit Recommendations, pages 33-43:

“Sub-Unit A-2

Sub-Unit A-2 includes approximately 11 acres and is the location of the Markham East Center, a commercial bowling alley, and a variety of small retail and service businesses. The shopping center and bowling alley serve a valuable community shopping and recreation function which should be retained. This land unit is planned for community-serving retail use up to .35 FAR. Improvements to parking lot landscaping as well as pedestrian connections with adjacent higher-density residential neighborhoods should be provided or maintained to enhance the visual and functional aspects of the area. Effective screening and buffering should be provided adjacent to existing residential uses. This area also serves as a visual entry point to the Annandale CBC from the north and a focal point of the planned Annandale CBC Town Center area. Because of this, development of new uses adjacent to Annandale Road and/or Little River Turnpike should present primary facades to those streets and provide sidewalk access and landscaping complementary to streetscape improvements planned for the area.

*Mixed-use Option--*As an option, retail/office mixed use up to .50 FAR with ground level retail (height limit of 40 feet) may be considered provided that a development proposal includes at a minimum 1 acre and provides shared parking among uses located on the same or adjacent sites. Vehicular access should be consolidated.

*Higher-Intensity Option, Town Center Area--*The eastern and southern portions of Sub-Unit A-2, which are oriented to the intersection of Annandale Road and Little River Turnpike, are within the Annandale CBC Town Center area. Redevelopment in this area should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this special character for this portion of the sub-unit, higher-intensity retail/office/residential mixed use up to .70 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet, or 75 feet if the top story is incorporated into a decorative roof element;
- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike and/or Annandale Road;
- A primary entrance should be provided from Annandale Road opposite Maple Place, if appropriate to the site;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and

- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Under this town center option, intensity up to 1.0 FAR may be considered if the above conditions are met and if a residential component is included. If a cinema and/or hotel is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered subject to the same traffic generation limitation.”

“Sub-Unit C-2

Sub-Unit C-2 includes over twelve acres and is located within the planned Annandale CBC Town Center area. The sub-unit is planned to serve as a focal point for the Annandale CBC--an identifiable place near the geographic center where people can gather, where pedestrian ways converge, where there are a variety of uses, and where there is day, evening and weekend activity. To achieve this vision, mixed-use or multi-use projects combining retail, residential, and office components should be encouraged if they include urban design features supportive of the objectives for this sub-unit. In particular, attractive, well-designed residential development, compatible in character and scale to that planned for Sub-Unit C-1, should be encouraged. Also within this sub-unit, Poplar Street, Maple Place, Martin Avenue, and Columbia Pike are planned for both vehicular and pedestrian use and with ground-level retail uses to encourage pedestrian activity. Because of this, primary building facades and entrances should be designed to face the street with shared parking lots or structures to the rear or beneath buildings. Automobile-oriented commercial uses having high trip generation potential and drive-through facilities should be discouraged in this sub-unit.

Upon the completion of the Poplar Street improvement between Annandale Road and Columbia Pike, and the realignment of Columbia Pike to Backlick Road, streets within this land unit may be realigned or reoriented to improve site access and circulation. The portion of Columbia Pike west of Backlick Road should be closed after its realignment with Backlick Road. A primary entrance to the land unit should be provided as a one-way street extending north from Annandale Road to the planned traffic circle at the intersection of Maple Place and Martin Avenue. The intersections of Annandale Road/Poplar Street and Columbia Pike/Maple Place should be improved to eliminate offsets and improve geometrics. Streets should have a pedestrian orientation and non-arterial streets should provide for on-street parking.

Structured above- or below-grade parking should be encouraged as well as the provision of pedestrian amenities. To achieve this character, higher-intensity retail/office mixed use up to .70 FAR may be considered provided that the following conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet with a potential of 75 feet for a top story incorporated into an architectural roof element;
- Parking is located to the rear or below grade with the primary building facades facing Poplar Street, Maple Place, Martin Avenue, Annandale Road, and Columbia Pike;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;

- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Higher-Intensity Options—Higher-intensity retail/office/residential mixed use up to 1.0 FAR may be considered provided that a cinema and/or hotel is included as part of the mixed use and that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. Intensity exceeding 1.0 FAR may be considered if one or more of the following additional conditions are met:

- A housing component, such as Senior Independent Living, or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, is included;
- A public park or open space at least one-half acre is provided; and
- Peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR.

LAND UNIT D

Land Unit D is located north of Columbia Pike, south of Daniels Avenue, and west of Chatelain Road. It includes approximately thirteen acres and is developed with a variety of public and institutional uses including a church, fire station, senior center, and child day care center. These uses provide a focus for community activities and should be retained. A small shopping center is located along Columbia Pike. Redevelopment or revitalization efforts within this land unit should provide for streetscape improvements, parking lot landscaping, and improvements to signage and commercial building facades.

Parcels 60-3((16))143, 144, and 71-1((4))109C, 145A are planned for residential use consisting of single family detached (i.e., patio homes or zero lot line dwellings) at a density of 8-10 du/ac provided that the following conditions are met:

- Full consolidation of the parcels;
- Vehicular access limited to Daniels Avenue;
- Provision of a pedestrian connection to Columbia Pike; and
- Provision of a solid barrier wall on the south side, adjacent to the non-residential uses.

All other parcels in Land-Unit D are planned for office or institutional use up to .35 FAR. Building heights should not exceed forty feet to be compatible with adjacent residential uses. Transitional screening and buffering should be provided on lots adjacent to existing residential uses. Because of the residential nature of Daniels Avenue, Thornton Street, and Travis Parkway, parcels should not be allowed access to or egress from Daniels Avenue. Access to and egress from these parcels should be on Columbia Pike.

LAND UNIT E

Land Unit E includes approximately 62 acres and is developed primarily with community-serving retail, business service, and small office uses. Several shopping centers, including the Annandale Shopping Center, Annandale Hub Plaza, Annandale Plaza, K-Mart Plaza, John Marr Plaza, and others are located in this area. These types of uses, plus the Annandale Post Office, provide a valuable community function and should be retained and enhanced. Redevelopment or revitalization efforts within this land unit should provide for streetscape improvements, parking lot landscaping, and improvements to signage and building facades. This land unit also includes a portion of the town center area.

Within the overall planning concept for the CBC, the following recommendations apply to specific sub-units of Land Unit E:

Sub-Unit E-1

Sub-Unit E-1 includes nearly fourteen acres and is bounded by Little River Turnpike on the south, Columbia Pike and Annandale Center Drive on the north, Backlick Road on the west, and John Marr Drive on the east. It is currently developed with several smaller automobile oriented, business service, and retail uses plus the newly remodeled Annandale Plaza Shopping Center and the new Annandale Post Office. This sub-unit is planned for community-serving retail use at up to .35 FAR with streetscape and parking area landscaping. This sub-unit is at the visual heart of the Annandale CBC and includes a portion of the Annandale CBC town center area. Because of this, development of any additional retail uses adjacent to Little River Turnpike, Backlick Road, or Columbia Pike should present a primary facade to that street and provide sidewalk access and landscaping complementary to streetscape improvements for the area. Vehicular access should be consolidated with adjacent uses, particularly along Little River Turnpike and Columbia Pike.

Higher-Intensity Options, Town Center Area--The western portion of Sub-Unit E-1, parcels 71-1((1))92-94 and 114, is oriented to the intersection of Columbia Pike, Backlick Road, and Little River Turnpike and considered to be within the CBC town center area. This area includes approximately three and one-half acres. Redevelopment in this area should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this character for this portion of the sub-unit, higher-intensity retail/office mixed use up to .70 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet with a potential of 75 feet for a top story incorporated into an architectural roof element;
- Parking is located to the rear or underground with vehicular access limited to Columbia Pike and Little river Turnpike;
- Primary building facades face Little River Turnpike, Backlick Road, and Columbia Pike;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and

- Streetscape treatments and pedestrian amenities--such as outdoor seating areas, works of art, ornamental planting, or water features--are provided.

Intensity up to 1.0 FAR may be considered if a residential component is included. With the incorporation of a cinema as part of the mixed use, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use up to .70 FAR. The provision of structured parking shared with adjacent uses should be encouraged.

Under options for the town center portion of Sub-Unit E-1, access and circulation to this redevelopment area may be substantially improved by including the abutting parcels to the east (Tax Map 71-1((1))113 and 113A). As an incentive to encourage more coordinated site design, redevelopment of these parcels in conjunction with the town center area. may be considered at an intensity up to .50 FAR.

Sub-Unit E-2

Sub-Unit E-2 is bounded by Columbia Pike, John Marr Drive, and Annandale Center Drive. It includes approximately seven acres and is currently developed with several community-serving retail, restaurant, business service, and office uses including three banks. This sub-unit is planned for community serving retail use at up to .35 FAR with streetscape and parking area landscaping. This sub-unit is prominently located within the Annandale CBC. Because of this, development of any additional retail uses should present a primary facade to the street and provide sidewalk access and landscaping complementary to streetscape improvements for the area.

Mixed-Use Option--As an option, retail/office mixed use up to .50 FAR (height limit of 40 feet with ground-level retail) may be considered provided that, in addition to the streetscape treatment and landscaping described above, conditions of parcel consolidation or at least one acre, and shared parking and access among uses located on the same or adjacent sites are met, particularly along Columbia Pike.

Sub-Unit E-3

Sub-Unit E-3 includes just over six acres and is currently developed with the Annandale Shopping Center which contains retail, restaurant, and business service uses, and a freestanding fast-food restaurant. It is planned for community-serving retail use up to .35 FAR. Because this sub-unit serves as a visual entry point to the Annandale CBC from the east, development of any additional retail uses within this sub-unit should be oriented toward Columbia Pike.

Redevelopment or revitalization efforts within this land unit should provide for streetscape improvements, parking lot landscaping, pedestrian circulation and improvements to signage and facades. Shared parking and vehicular access for uses located on the same or adjacent sites are encouraged, particularly along Columbia Pike. Parking lot landscaping and streetscape features should be provided in conjunction with any redevelopment or revitalization of these retail uses and effective screening and buffering should be provided on the northern and eastern edges of this sub-unit, adjacent to existing single-family residential neighborhoods.

Sub-Unit E-4

Sub-Unit E-4 includes nearly seventeen acres and is currently developed with retail, restaurant, automobile oriented, business service uses, and a freestanding fast-food restaurant. The area is also the location of the Annandale Hub and K-Mart Plazas. The sub-unit is planned for community serving retail use up to .35 FAR. Any additional uses developed within this sub-unit should be oriented toward John Marr Drive. Redevelopment or revitalization efforts within this sub-unit should provide for streetscape improvements, parking lot landscaping, pedestrian circulation and improvements to signage and facades. Shared parking and vehicular access for uses located on the same or adjacent sites are encouraged.

Mixed Use Option--As an option, retail/office mixed use up to .50 FAR (height limit of 40 feet with ground-level retail) may be considered provided that, in addition to the streetscape treatment and landscaping described above, conditions of consolidation and shared parking and access for uses located on the same or adjacent sites are met. Vehicular access should be limited to John Marr Drive.

Sub-Unit E-5

Sub-Unit E-5 includes nearly eleven acres and is bounded by Little River Turnpike on the north, Backlick Road on the west, and John Marr Drive on the south and east. It is currently developed with several restaurant, business service, and retail uses plus a bank and office building. This sub-unit is planned for community-serving retail use at up to .35 FAR with

streetscape and parking area landscaping. This sub-unit includes a portion of the Annandale

CBC town center area. Because of this, development of any additional retail uses adjacent to Little River Turnpike or Backlick Road should present a primary facade to that street and provide sidewalk access and landscaping complementary to streetscape improvements for the area. Vehicular access should be consolidated with adjacent uses, particularly along Little River Turnpike.

Higher-Intensity Option, Town Center Area--The western portion of Sub-Unit E-5, parcels 71-1((1))115-116D, includes approximately three and one-half acres and is oriented to the intersection of Backlick Road and Little River Turnpike. This area is considered to be within the Annandale CBC Town Center area. For this portion of the sub-unit, higher-intensity retail/office mixed use up to .70 FAR (height limit of 60 feet with potential of 75 feet for a top story incorporated into a roof element) may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet with a potential of 75 feet for a top story incorporated into an architectural roof element;
- Parking is located to the rear or underground with vehicular access limited to Backlick Road and John Marr Drive;
- Primary building facades face Little River Turnpike and Backlick Road;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;

- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities--such as outdoor seating areas, works of art, ornamental plantings, and/or water features--are provided.

Sub-Unit E-6

This sub-unit includes nearly eight acres and is currently developed with the retail, restaurant, office, and business service uses. The sub-unit also includes the John Marr Center and the Shops at West Dale. The area is planned for community-serving retail use up to .35 FAR. Because this sub-unit serves as a visual entry point to the Annandale CBC from the east, development of any additional retail uses within this sub-unit should be oriented toward Little River Turnpike. Redevelopment or revitalization efforts within this land unit should provide for streetscape improvements, parking lot landscaping, pedestrian circulation, improvements to signage and facades, and effective screening and buffering adjacent to existing single-family residential neighborhoods. Shared parking and vehicular access for uses located on the same or adjacent sites are encouraged.”